

Zoning Ordinance Update

Planning and Development Services Department

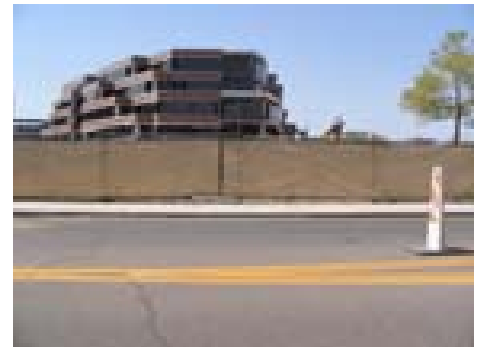


March 2007

City of Scottsdale Adopts Regulations for Temporary/Security Fences Utilized on Construction Sites, Around Vacant Building, Vacant Sites and for Special Events

The purpose of the adopted Zoning Ordinance Text Amendment (9-TA-2006) is to establish procedures and standards regarding the use of temporary/security fencing on sites with construction activity, occupied buildings, on undisturbed land, on revegetated land, around vacant buildings, on vacant sites, and for the purposes of an approved special event permit.

Below is a summary of the Temporary/Security Fencing Zoning Ordinance Text Amendment (9-TA-2006). Please see the City of Scottsdale's City Council Report at the following web page for a complete overview.



<http://www.scottsdaleaz.gov/council/Agendas/2007/Mar/030607/Item11.pdf>

How does this Temporary/Security Fencing Ordinance affect me?

- Effective April 5, 2007, all plan submittals and applications for the installation of temporary/security fencing, including vacant lots and vacant sites will be required to comply with the Temporary/Security Fencing Ordinance.
- The Temporary/Security Fencing ordinance requires most construction related activities to be screened from public and private streets. Unless stricter standards are required by the City's adopted building code or the Planning and Development Services Manager or designee, a six-foot fence with screening (commonly known as windscreens) or an approved alternative will be required.
- All required and electively provided temporary/security fencing shall comply with the City of Scottsdale Design Standards and Policy Manual.
- Unless required by the building code, individual single-family home and associated individual site improvements are not required to provide temporary/security fencing.
- The installation of temporary/security fencing on vacant lots and vacant sites is prohibited unless the temporary/security fencing complies with the City of Scottsdale Design Standards and Policy Manual.
- Except for vacant lots and vacant sites, an active building permit must be obtained to install temporary/security fencing.
- Except for an individual single-family home and associated site improvements, only the signs permitted under section 8.601 AND 8.602 of the zoning ordinance may be attached to the temporary/security fencing.

- Temporary/Security fencing provided for an individual single-family home and associated site improvements, are not allowed to have signs attached to the temporary/security fencing.
- Temporary/Security fencing provided for special events shall comply with the standards required by the Special Event Committee.
- At no time shall a temporary/security fence be installed in a manner that would prohibit the safe and continued operation of an occupied building in accordance with the building code.

Commonly asked questions:

- When do I have to provide a temporary/security fence?

Except as specified in section 7.702 of the adopted Temporary/Security Fence Zoning Ordinance Text Amendment, a temporary/security fence shall be provided in the following circumstances:

1. When construction and/or demolition occurs on any site visible from a public or private street except for a one (1) single-family dwelling and associated individual single-family dwelling site improvements;
2. When required in accordance with the building code; and/or
3. When mass grading occurs within three hundred (300) feet of a public or private street.

- Will digital and/or screen-printed images be allowed to be printed on the screening?

Architectural renderings of what the development will look like upon completion of the construction are encouraged. Subject to the Planning and Development Services General Manager's or designee's approval, the screening may contain images of the approved Site Plan, Landscape Plan, and Elevations without any advertising.

- Will images of people playing, dance, eating, etc be allowed to be printed on the screening?

These are considered lifestyle images and will not be allowed.

- Does the temporary/security fencing have to be chain-link with a windscreen?

Other methods of screening and fencing may be considered; all screening methods require the approval of the Planning and Development Services General Manager or designee. As determined by the building code or Building Official, a specific methodology for the temporary/security fencing may be required.

- What types of fencing is allowed to be utilized to secure a vacant lot or a vacant site?

Vacant sites and vacant lots may be secured with temporary/security fencing that consists of posts or bollards with wire strands or chains connected to the post or bollards. The fence may not have more than three horizontal members and shall have a maximum height of three feet.



